

Item: _____ RESO 08-262
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account No: _____ N/A
Budget Opening Required: ☐

Issue:

Acceptance of a Special Warranty Deed from Coventry III/Satterfield Helm Valley Fair, LLC (owners of the Valley Fair Mall) for property located at approximately 2510 West 3800 South.

Synopsis:

A Special Warranty Deed has been signed for dedication of a portion of 3800 South.

Background:

Coventry III/Satterfield Helm Valley Fair, LLC are the owners of the Valley Fair Mall which includes the property for the Costco Wholesale Warehouse. As a condition of obtaining a building permit, dedication of a portion of 3800 South was required. This portion of 3800 South has never been formally dedicated or deeded as public right-of-way. The major street plan calls for an 80 foot total right-of-way. Dedication of the 40 foot half width across the frontage of the Costco site on the north side of 3800 South is being deeded to comply with the major street plan. A previous deed provided for this property and approved by the City Council was missing certain information and was rejected by the County Recorder's Office.

Recommendation:

Accept and Record Special Warranty Deed.

Submitted By:

Steven J. Dale, P.L.S., Section Manager, Development and Right-of-Way